

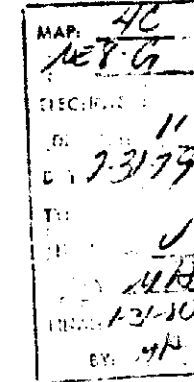
# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John W. & Joyce A. Flannery, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1901.2.2.1 to permit a distance between buildings of 16 feet instead of the required 25 feet for a building over 20 feet in average height but less than 25'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Garage cannot be added in rear of house because of grade, therefore it must be attached to side of house.



Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser  
Address: 12 Shoreham Court  
Baltimore, Maryland 21236  
Petitioner's Attorney  
Address: 256 2010  
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 2th day

of July 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 18th day of September 1979 at 9:15 o'clock A.M.

William E. Hammond  
Zoning Commissioner of Baltimore County.  
(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
W/S of Shoreham Ct., 424.07' :  
N of Beaconsfield Dr., 11th District : OF BALTIMORE COUNTY  
JOHN W. FLANNERY, et ux, : Case No. 80-83-A

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel

John W. Hessian, III  
John W. Hessian, III  
People's Counsel for Baltimore  
County Office Building  
Towson, Maryland 21204  
494-2183

I HEREBY CERTIFY that on this 5th day of September, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. John W. Flannery, 12 Shoreham Court, Baltimore, Maryland 21236, Petitioners.

John W. Hessian, III  
John W. Hessian, III

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

William E. Hammond  
Zoning Commissioner  
TO: John D. Seyffert Date: September 13, 1979  
FROM: Director of Planning and Zoning  
SUBJECT: Petition 80-83A, Item 11

Petition for Variance for building separation  
West side of Shoreham Court, 424.07 feet North of Beaconsfield Dr.  
Petitioner - John W. Flannery, et ux

11th District

HEARING: Tuesday, September 18, 1979 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert  
John D. Seyffert  
Director of Planning and Zoning

JDS:JGH:rw

Beginning at a point on the west side of Shoreham Court 424.07' north of Beaconsfield Drive and known as Lot 6 Block "A" as shown on Plat of "Nottingham Village" Area Four Section One and recorded among the Land Records of Baltimore County in Plat Book E. H. K., Jr. #38 Folio #49.  
Also known as 12 Shoreham Court.

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN  
EVALUATION COMMENTS

Mr. & Mrs. John W. Flannery  
12 Shoreham Court  
Baltimore, Maryland 21236

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 9th day of July, 1979

Petitioner Flannery  
Petitioner's Attorney

William E. Hammond  
William E. Hammond  
Zoning Commissioner

Nicholas B. Commodari  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

September 4, 1979

ofo  
Nicholas B. Commodari  
Chairman

Mr. and Mrs. John W. Flannery  
12 Shoreham Court  
Baltimore, Maryland 21236

RE: Item No. 11  
Petitioner - Flannery  
Variance Petition

Dear Mr. & Mrs. Flannery:

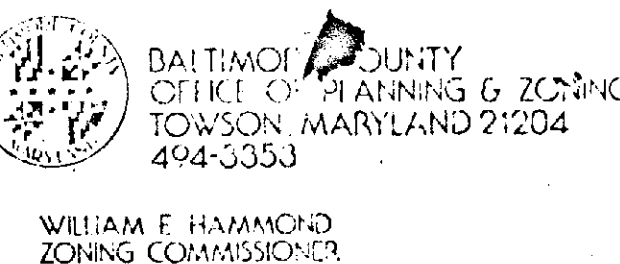
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced Petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This Petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC/sf  
Enclosures



Mr. & Mrs. John W. Flannery  
12 Shoreham Court  
Baltimore, Maryland 21236

RE: Petition for Variance  
W/S of Shoreham Court, 424.07' N  
of Beaconsfield Drive - 11th Election  
District  
John W. Flannery, et ux - Petitioners  
NO. 80-83-A (Item No. 11)

Dear Mr. & Mrs. Flannery:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

APR 21 1980



ORDER RECEIVED FOR FILING

DATE October 2, 1979  
BY John L. Wimbley

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the Variance should be granted. It is further appears that the granting of the Variance request will not adversely affect the health, safety, and general welfare of the community; and, therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of October, 1979, that the herein Petition for Variance to permit a reduction in distance between buildings of sixteen feet in lieu of the required twenty-five feet, for the expressed purpose of constructing an attached garage to be over twenty feet in height, but less than twenty-five feet, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

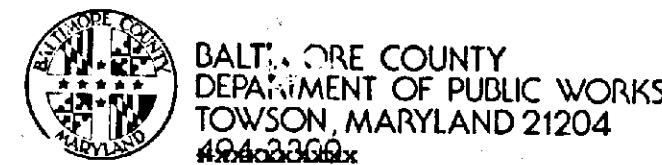
William E. Hammond  
Zoning Commissioner of  
Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1979, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



THORNTON M. MOUWING  
DIRECTOR

August 17, 1979

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #11 (1979-1980)  
Property Owner: John W. & Joyce A. Flannery  
W/S Shoreham Ct. 424.07' N. Beaconsfield Dr.  
Existing Zoning: DR 16  
Proposed Zoning: Variance to permit a distance between buildings of 16' in lieu of the required 25' for a building over 20' in height but less than 25'.  
Acres: 0.181 District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 117406, executed in conjunction with the development of Nottingham Village - Section 1, of which this property is Lot 6 Block "A" Nottingham Village Area Four, Section One, Sheet 1 of 2, recorded E. H. K., Jr. 38, Folio 49.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #11 (1979-1980).

Very truly yours,

Edmund M. Dwyer, Jr.  
EDMUND M. DWYER, JR., P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss  
cc: J. Wimbley



John D. Seyffert  
DIRECTOR

August 28, 1979

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #11, Zoning Advisory Committee Meeting, July 9, 1979, are as follows:

Property Owner: John W. and Joyce A. Flannery  
Location: W/S Shoreham Court 424.07' N. Beaconsfield Drive  
Existing Zoning: D.R. 16  
Proposed Zoning: Variance to permit a distance between buildings of 16' in lieu of the required 25' for building over 20' in height but less than 25'.  
Acres: 0.181  
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planner III  
Current Planning and Development



DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

August 20, 1979

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #11, Zoning Advisory Committee meeting of July 9, 1979, are as follows:

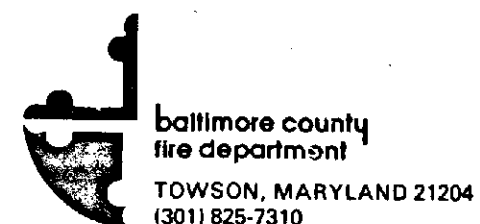
Property Owner: John W. & Joyce A. Flannery  
Location: W/S Shoreham Ct. 424.07' N. Beaconsfield Dr.  
Existing Zoning: D.R. 16  
Proposed Zoning: Variance to permit a distance between buildings of 16' in lieu of the required 25' for a building over 20' in height but less than 25'.  
Acres: 0.181  
District: 11

Metropolitan sewer and water exists. Therefore, no health hazards are anticipated.

Very truly yours,

Jan J. Forrest  
Jan J. Forrest  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJP/JRP:ph



Paul H. Reincke  
CHIEF

August 10, 1979

William E. Hammond  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: N. Commodari, Chairman  
Zoning Advisory Committee

Re: Property Owner: John W. & Joyce A. Flannery

Location: W/S Shoreham Ct. 424.07' N Beaconsfield Dr.

Item No. 11 Zoning Agenda Meeting of 7/9/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

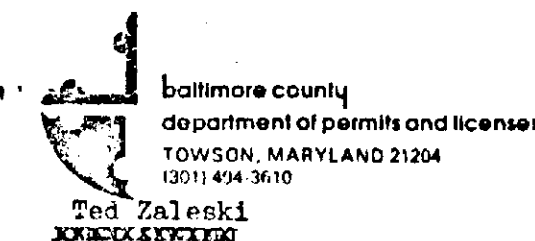
- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle load and condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- ( ) 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Carl J. Kelly Noted and Approved: George M. McGowan  
Planning Group Fire Prevention Bureau  
Special Inspection Division



Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #11 Zoning Advisory Committee Meeting, July 9, 1979 are as follows:

Property Owner: John W. & Joyce A. Flannery  
Location: W/S Shoreham Ct. 424.07' N Beaconsfield Dr.  
Existing Zoning: D.R. 16  
Proposed Zoning: Variance to permit a distance between buildings of 16' in lieu of the required 25' for a building over 20' in height but less than 25'.  
Acres: 0.181  
District: 11th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.
- X B. A building permit shall be required before construction can begin.
  - C. Additional \_\_\_\_\_ Permits shall be required.
  - D. Building shall be upgraded to new use - requires alteration permit.
- X E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- X G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line. (X) 4'-0" from interior lot line a 3/4 hour rated wall is required.
- X H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.
- I. No Comment.
- J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 9, 1979

Mr. S. Eric DiNenna  
Zoning Commissioner  
Baltimore County Office Building  
Towson, Maryland 21204

Z.A.C. Meeting of: July 9, 1979

RE: Item No: 8, 9, 10, 11, 12  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

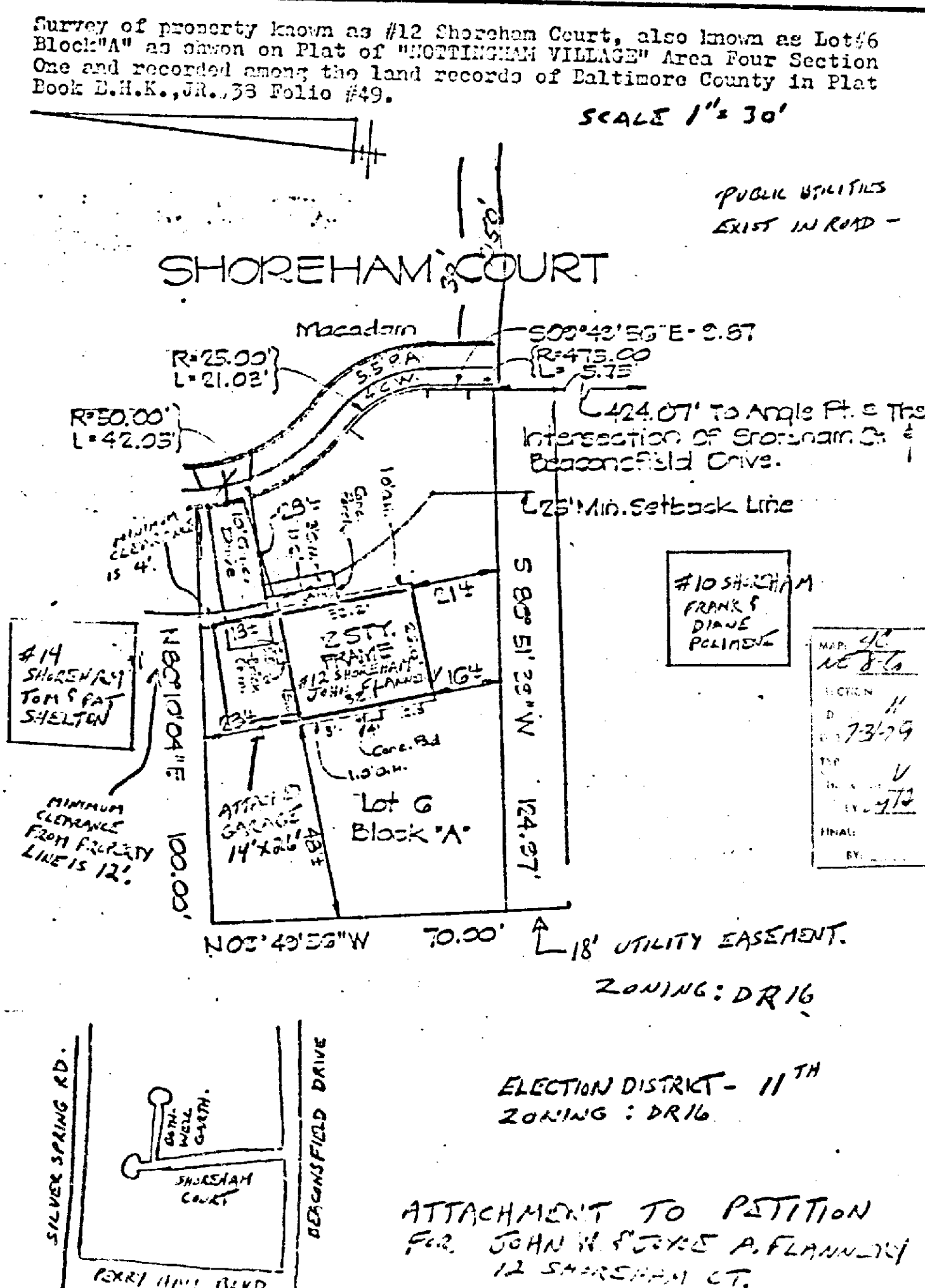
W. Nick Petrowich  
W. Nick Petrowich,  
Field Representative

WSP/lup

JOSEPH H. MCCORMACK, PRESIDENT  
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THOMAS M. ROYER  
MRS. L. J. HARRIS, F. THOMAS  
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ALVIN KORTICK  
MRS. MILTON R. SMITH, JR.  
RICHARD W. TRACY, D.V.M.



ATTACHMENT TO PETITION  
FOR JOHN W. & JOYCE A. FLANNERY  
12 SHOREHAM CT.

APR 21 1980



